



ROSEFINCH WAY | FOREST TOWN | MANSFIELD | NG19 0GQ

**BuckleyBrown**  
ESTATE AGENTS



**\*NO ONWARD CHAIN\***

**THE PERFECT FIND!!** Prepare to fall head over heels for this modern four-bedroom detached residence which stands beautifully in the desirable area of Forest Town. Located nearby shops and other amenities, this family home is sure to impress upon viewing! Let's take a peek inside..

As you walk inside, you will first of all be welcomed into the spacious entrance hallway and will be lead into the lovely family lounge. There is a great sense of space to add your own furnishings here. The kitchen is fitted with a range of modern cabinetry and units, an inset sink and integrated appliances, not to mention the space here to add a dining room table and chairs if you wish. There are also french doors fitted with multiple large windows, allowing plenty of natural light to fill the room. Just next door hosts a utility room with space for additional appliances and extra storage. Completing the ground floor is a WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to four well-sized bedrooms, the master with fitted with an impressive range of wardrobes and a private modern ensuite for added luxury. The family bathroom has been decorated in a minimalistic style, including a fitted four piece suite with a separate shower cubicle and a paneled bath. This property provides a blank canvas, making it easy to get creative and add your own personal touches!

Heading outside, you will discover a delightful rear garden, complete with a well-maintained and spacious lawn and a beautiful sheltered patio area, perfect space for those evening drinks with family and friends. There is a fantastic garage to the front with an ample driveway for parking multiple vehicles. If this is the one for you, don't miss out! Call today to book a viewing!





#### Hall

With access to;

**Living Room 10'6" x 17'7"**

With a bay window to front elevation.

**Kitchen/Dining Room 11'5" x 19'9"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With a bay window to rear elevation.

**Utility 6'1" x 7'3"**

With a door to rear elevation.

**Landing**

With access to;

**Bedroom One 10'3" x 11'8"**

With windows to front elevation.

**Bedroom Two 8'11" x 10'8"**

With window to rear elevation.

**Bedroom Three 10'2" x 11'4"**

With window to rear elevation.

**Bedroom Four 8'8" x 13'7"**

With window to front elevation.

**Ensuite 6'3" x 7'3"**

With window to side elevation.

**Bathroom 6'4" x 10'5"**

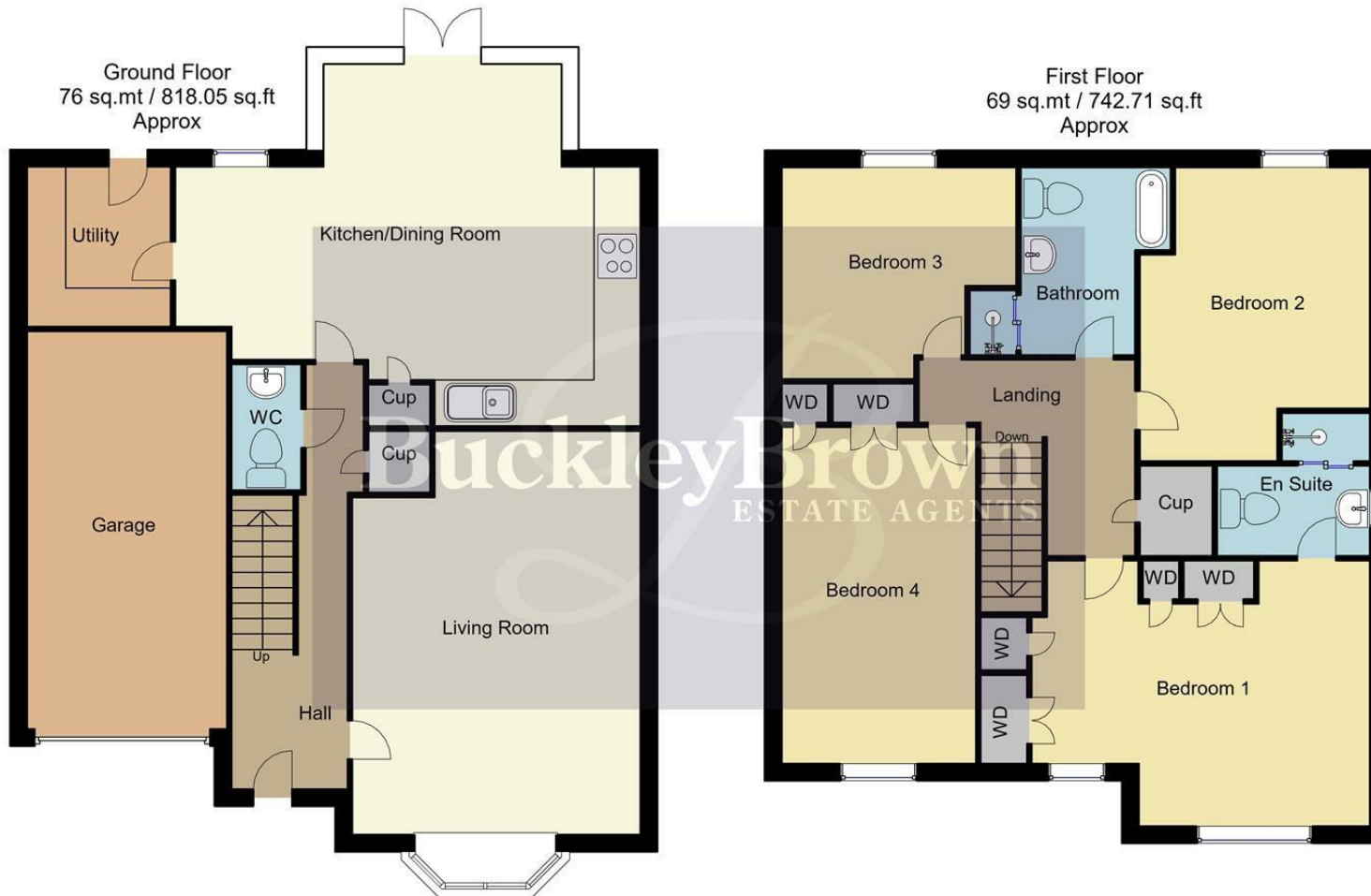
Including a four-piece suite including a shower cubicle and bath with hand wash basin and low flush WC.

#### Outside

Including a well-maintained lawn with a sheltered seating area to the rear. With a garage and driveway for private parking to the front.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		79	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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